



General Assembly

***Substitute Bill No. 356***

*February Session, 2000*

***An Act Implementing The Recommendations Of The Blue Ribbon Commission To Study Affordable Housing Regarding Public Housing.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1      Section 1. (NEW) The Commissioner of Economic and Community  
2      Development shall establish a program supporting tenant  
3      participation in state-assisted housing. Such program shall be modeled  
4      on the United States Department of Housing and Urban  
5      Development's program for tenant participation and tenant  
6      opportunities in public housing, at 24 CFR 964, et seq. Not later than  
7      January 1, 2001, the commissioner shall adopt regulations, in  
8      accordance with chapter 54 of the general statutes, for the purposes of  
9      the tenant participation program established by this section.

10      Sec. 2. The sum of one million dollars is appropriated to the  
11      Department of Economic and Community Development, from the  
12      General Fund, for the fiscal year ending June 30, 2001, to carry out the  
13      purposes of the program in section 1 of this act.

14      Sec. 3. Section 8-64a of the general statutes is repealed and the  
15      following is substituted in lieu thereof:

16      No housing authority which receives or has received any state  
17      financial assistance may sell, lease, transfer or destroy, or contract to  
18      sell, lease, transfer or destroy, any housing project or portion thereof in

19 any case where such project or portion thereof would no longer be  
20 available for the purpose of low or moderate income rental housing as  
21 a result of such sale, lease, transfer or destruction, except the  
22 Commissioner of Economic and Community Development may grant  
23 written approval for the sale, lease, transfer or destruction of a housing  
24 project if the commissioner finds, after a public hearing, that (1) the  
25 sale, lease, transfer or destruction is in the best interest of the state and  
26 the municipality in which the project is located, (2) an adequate supply  
27 of low or moderate income rental housing exists in the municipality in  
28 which the project is located, (3) the housing authority has developed a  
29 plan for the sale, lease, transfer or destruction of such project in  
30 consultation with the residents of such project and representatives of  
31 the municipality in which such project is situated and has made  
32 adequate provision for said residents' and representatives'  
33 participation in such plan, [and] (4) any person who is displaced as a  
34 result of the sale, lease, transfer or destruction will be relocated to a  
35 comparable dwelling unit of public or subsidized housing in the same  
36 municipality or will receive a tenant-based rental subsidy and will  
37 receive relocation assistance under chapter 135, as amended, and (5)  
38 the housing project or portion of such project which is to be sold,  
39 leased, transferred, or destroyed, regardless of whether the units are  
40 occupied or vacant, has been or will be replaced with an equal number  
41 of new or existing dwelling units, for which rent subsidies, deed  
42 restrictions or other state or federal assistance will be available so such  
43 units may be used for the purpose of low or moderate income housing,  
44 except no replacement units shall be required (A) if the reduction in  
45 the number of units is, in entirety, the result of reconfiguring existing  
46 units, including vacant units, into a smaller number of larger units and  
47 there is no reduction in the amount of total floor area in the housing  
48 project devoted to low and moderate income housing, or (B) when rent  
49 subsidies are issued which represent new and additional subsidies  
50 which may be applied to any available dwelling unit in the state and  
51 which shall continue to be available to other persons or families after  
52 the initial holder of the rent subsidy becomes unable to use such rent  
53 subsidy. The commissioner shall consider the extent to which the

54 housing units which are to be sold, leased, transferred or destroyed  
55 will be replaced in ways which may include, but need not be limited  
56 to, newly constructed housing, rehabilitation of housing which is  
57 abandoned or has been vacant for at least one year, or new federal,  
58 state or local tenant-based or project-based rental subsidies. The  
59 commissioner shall give the residents of the housing project or portion  
60 thereof which is to be sold, leased, transferred or destroyed written  
61 notice of said public hearing by first class mail not less than ninety  
62 days before the date of the hearing. Said written approval shall contain  
63 a statement of facts supporting the findings of the commissioner. This  
64 section shall not apply to the sale, lease, transfer or destruction of a  
65 housing project pursuant to the terms of any contract entered into  
66 before June 3, 1988. This section shall not apply to phase I of Father  
67 Panik Village in Bridgeport and Elm Haven in New Haven.

68       Sec. 4. Section 8-70a of the general statutes, as amended by section 7  
69 of public act 99-1 of the June, 1999 special session, is repealed.

70       Sec. 5. This act shall take effect July 1, 2000.

**HSG   Committee Vote:**   Yea   11   Nay   0   JFS   C/R   PD